



King's Lake

Newsletter

October 2013

President's Report

Chuck Nuechterlein

As you have come to expect, the Fall newsletter presents the next year's budget, and I'll try to give you an overview of our association's financial health. We start with the annual maintenance fee, \$310; no increase for the 5th year in a row. We've been careful with our spending, our maintenance fee collection rate has improved, and fortunately, some of our budgeted expenses didn't develop, so we expect to carry about \$50,000 of unspent 2013 funds into 2014. Our Reserves are in really good shape. You'll notice several items as fully funded; therefore, we can reduce our allocations there by over 12%. One item of increased spending for 2014 is our Davis Blvd. entrance, the "front door" of King's Lake. A Board committee will explore refurbishing the wall and its pillars, the two large monuments that background our King's Lake signs, and the necessary landscaping. The Board of Directors will adopt the 2014 budget at its regular meeting on Monday, November 11, 2013 at 7:00 p.m. at the East Naples Firehouse on Davis Blvd. As always, owners are invited to attend.

On the subject of our entranceway, the maintenance crew has been pruning the tops and sides of the Viburnum hedge that frames King's Way and King's Blvd. We hope for more leaves, less wood, and a denser wall with longer plant life. The fall flowers will be planted as soon as "our" fall of less rain, heat, and humidity arrives.



The Board and the community lost a Director and great guy, with the passing of Jim Richardson last spring. We miss his wit and insightful wisdom at our monthly meetings. Tim Owens will finish Jim's term. Bob DiPesa

joined the Board after Marc Cohn resigned.

The Publix construction and shopping center renovation is moving along. Most shops and restaurants are still open and are looking for and do appreciate your patronage.

Thank you for the confidence you have placed in your Board of Directors and we hope you and your family enjoy the Fall and Winter seasons.

BUDGET MEETING



The Board of Directors for King's Lake Homeowners Association, Inc. will meet on **Monday, November 11, 2013 at 7:00 p.m. at East Naples Fire Station located at 4798 Davis Blvd., Naples, Florida**

The 2014 Budget will be considered and approved at this meeting.

Enclosed please find a copy of the proposed budget for 2014. The 2014 maintenance fees are proposed at \$310.00 per unit, per year (same as 2013).



Ladies' Luncheon

The Kings Ladies Luncheon was held on March 20, 2013 and was catered by Eurasia.

The next luncheon will be March 19, 2014. All those who attended or have called will be notified in February 2014. We discussed door prizes and it was decided to try one more time for members to bring a gift for the door prize drawing. If we do not receive some support, we can not have a drawing.

Tell your neighbors and have new participants call Pat Crooks at 239-417-0885 for reservations.

NOMINATING COMMITTEE

Annual elections will be conducted at the Annual Meeting in February. Four (4) director positions are up to election in 2014. Bill Oar (Chairman), Pat Crooks and Bob DiPesa have been appointed to serve on the Nominating Committee. Any homeowner may submit his or her name to the Nominating Committee. Condominium Association Presidents are encouraged to also submit candidate names from their Associations to serve on the King's Lake Board of Directors. **Please contact Bill Oar at (239) 293-7553 to submit your name and personal information.**



Kings Lake Improvements

The Board of Directors strives to keep property values at the highest level. The Board is proactive in making sure our community amenities are maintained, replaced and improved. Over the past year we have completed the following projects: resurfacing of the asphalt path around the north lake, including 3 access paths from Kings Lake Blvd.; new landscape improvements along the west lake access path; and new plant installation and major pruning of the Viburnum hedge at the entrance and along west Kings Lake Blvd.

Upcoming projects include renovations at the Kings Lake entrance and Davis Blvd. wall painting and landscaping.

Suggestions, Questions & Problems

If you have any, please contact Steve Williams, Manager at:

Southwest Property Management Corp.
1044 Castello Drive, Suite 206
Naples, FL 34103-1900
Telephone (239) 261-3440 (ext. 117)
Fax (239) 261-2013
or email swilliams@swpropmgt.com

LAKES

Recently a Swedish built weed harvesting machine/boat operated by FloridAquatic Lake Management was deployed on Prince Lake (our shallow middle lake). It effectively removed tons of weeds and grasses, and deposited the material along the shoreline to help restore and stabilize the lake bank. Please visit the Kings Lake website "Photo Album" to view photos of this operation.

The beemat experiment has been terminated for now, and a replacement aeration system will be installed in Prince Lake by our maintenance team.

Permits from the Southwest Water Management District have been requested for additional weed eating Triploid Carp and chemical treatments are overseen and applied by Ecological Control and Management, Inc. of Fort. Myers.

Again, we remind everyone not to fertilize lawns within 10 feet of our lakes per Collier County ordinance. Also, do not use chemicals such as "Roundup" to edge property along the lake bank. This causes destructive erosion. Use String Trimmers only. Please instruct lawn service personnel, if applicable.



Mailboxes & Post Lights

The maintenance and replacement of mailboxes and post lights is the homeowners' responsibility. There are a number of mailboxes and post lights that are in need of repair. The Association maintains an inventory of replacement parts and sells these parts to homeowners at cost. If you need replacements or parts, call Gerald Batten at (239) 775-4487.



Important Phone Numbers

Emergencies.....	911
Naples Police.....	434-4844
Sheriff.....	774-4434
Highway Patrol.....	454-3133
Animal Control	530-7387



Owner Information Updates

If you have changed your mailing address, telephone number or email address, please let us know. You may email your changes to enaples@swpropmgt.com or fax to 239-261-2013.



DOG OWNERS

Please remember that you are responsible for picking up after your pet. Please follow the Collier County "Leash Law" when walking your pet. Thank you for keeping King's Lake beautiful!

Tennis Court Keys

The tennis court is for King's Lake residents and is accessible through a locked gate. You must have a tennis court key to access the tennis court. You may obtain a key by contacting Gerald Batten at 775-4487. Proof of King's Lake ownership and a \$5.00 deposit are required.



RULES & REGULATIONS REMINDER

Please be aware of the following covenants and rules for all residents of King's Lake:

- **Fences and satellite dish antennas** are permitted but must be approved by the Association **prior** to installation.
- **Trash cans, recycle bins, and landscape debris** should be placed at curbside no earlier than 6:00 p.m. the day before pickup. Please remove your cans and bins from the curb the same day as the pickup day. This is a Collier County ordinance. **Cans and bins must be stored in garages or places not visible from the street (other than pick-up days)**
- **All ADDITIONS and RENOVATIONS** to existing homes must be approved by the Association **prior** to commencement of work.
- **COMMERCIAL VEHICLES, BOATS, TRAILERS AND RECREATIONAL VEHICLES** (campers) may not be stored or parked within King's Lake except in an enclosed garage.
- **Please keep your garage door closed**, except when vehicles are entering or exiting.

These rules keep property values at their highest level!

SIGNS



Please be advised there is an official sign policy, approved by the Board of Directors (after consultation from local real estate agents) for real estate signs. If you wish to place a 'For Sale' sign on your property, the King's Lake Homeowners Association allows one (1) 12" x 18" single-faced sign to be placed in front of your home, not less than 15' behind the street curb. This is the same regulation as adopted by the City of Naples. No other signs are permitted.

'Open House' signs may be placed by the directional sign at the corner of King's Way and King's Lake Blvd. **No signs are allowed at the King's Lake entrance at Davis Blvd.**

'Garage Sale' signs are not to be taped or otherwise attached to our street signs, lamp posts, speed limit signs or directional signs.



Nature Trail

If you are new to King's Lake, check out our nature trail, located in the nature preserve near our tennis court on Buckingham Lane. A woodchip trail winds through the woods in a pristine area full of birds and wildlife. The nature trail is open daily during daylight hours.

King's Lake Website

The King's Lake website is up and running. Please check it out at www.kingslake.org.

If you have not already received log in instructions via email, please click on "Register" at the upper left corner of the home page. You can input as much information as you want for your neighbors to learn more about you. You will find this newsletter, documents, minutes and other information on the website.

If you have something to post on the website, please contact Steve Williams at swilliams@swpropmgt.com. Your information will be considered by the King's Lake Website Committee before posting on the website.



Welcome, New Homeowners!

If you are a new homeowner in King's Lake and did not receive a "New Homeowner" packet, please contact Southwest Property Management Corp. at (239) 261-3440. This packet includes the King's Lake Homeowners Association, Inc., documents, a copy of the Rules & Regulations, and other important information. You may also download this information from the Kings Lake Website at www.kingslake.org

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